



FILED IN DISTRICT COURT  
OKLAHOMA COUNTY

IN THE DISTRICT COURT OF OKLAHOMA COUNTY MAR 14 2023  
STATE OF OKLAHOMA

RICK WARREN  
COURT CLERK

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Oklahoma Department of Securities )  
*ex rel.* Melanie Hall, Administrator, )  
 )  
Plaintiff, )  
 )  
v. )  
 )  
Premier Global Corporation, et al., )  
 )  
Defendants. )

Case No. CJ-2022-5066  
Judge Don Andrews

**ORDER AUTHORIZING EMPLOYMENT OF  
EMIL ARGUELLES AS ATTORNEY**

NOW on this 14<sup>th</sup> day of March 2023, the duly appointed Receiver, Eric L. Johnson's (the "Receiver") Application to Employ Emil Arguelles as Attorney ("Arguelles") as Attorney for the Receiver (the "Application") comes on before the undersigned Judge of the District Court and the Court finds as follows:

1. Receiver's Application to Employ Emil Arguelles as Attorney was filed on 2/3/23 and no objections have been filed pertaining to the same by any party.
2. The receivership estate includes certain real and personal property interests located in the country of Belize. Specifically, it includes interests in and to approximately twenty-five (25) vacation style residential units located within a resort known as X'Tan Ha, which resort is located on Ambergris Caye, near San Pedro town, Belize (the "Resort Units") or individually a "Resort Unit"), together with five (5) undeveloped or partially developed lots located on the western side of Ambergris Caye ("Lagoon Side Parcels").
3. The Resort Units together with the Lagoon Side Parcels are collectively referenced herein as the "Belize Properties."

4. The Receiver plans to sell the Belize Properties in satisfaction of his duty to recover funds for the estate and to compensate victims.

5. Receiver requests authority to employ Emil Arguelles from Arguelles & Company to assist with the sale of some or all of the Belize Properties.

6. Mr. Arguelles is an attorney based and licensed in Belize. He has over nineteen years of experience including experience with representing companies operating in or having interests in Belize as well as with real estate transactions in Belize. He is a veteran of hundreds of millions of dollars in real estate acquisitions, dispositions, financings and other transactions. He is also a former Speaker of Parliament in Belize and presided over the Belize National Assembly when the nation replaced the United Kingdom Privy Council with the Caribbean Court of Justice as its appellate court. He maintains offices on Ambergris Caye and elsewhere in Belize. As such, he is intimately familiar with the local business customs and practices, including those affecting sales and ownership of interests in and to real property.

7. Receiver requests authority to engage Mr. Arguelles and his firm, Arguelles & Company as an attorney in connection with the administration, transfer, and sale of certain interests in and to real and personal property located in Belize, including property interests associated with the X'Tan Ha resort and additional undeveloped or partially developed parcels located on the western side of Ambergris Caye.

8. Arguelles does not hold or represent any interest adverse to the Receiver's estate and is disinterested.

**IT IS THEREFORE ORDERED, ADJUDGED AND DECREED** that:

1. Arguelles is authorized to be hired in the capacity as stated herein.
2. The Receiver will engage Arguelles on an hourly basis.

3. The terms of the Receiver's engagement of Arguelles are as follows:

- a. Arguelles' and his firm's hourly rate will \$300.00/hour USD (the "Agreed Hourly Rate").
- b. Though the engagement is not bound by the estimates, attached as **Exhibit A** is a list of estimates for the costs of the legal services Arguelles is being employed to provide.
- c. The within engagement contemplates the establishment of separate corporate entities in Belize to facilitate the transfer and sale of Resort Units. To accomplish the same, there will be an establishment of a nominee company for each unit designated by the Receiver for marketing and sale. Arguelles will charge the Receiver \$350.00 per office nominee company.
- d. If it is necessary for Arguelles to review any back agreements, Arguelles will charge the Agreed Hourly Rate.
- e. If it is necessary for Arguelles to place any notices in newspapers or restrictions, Arguelles will charge the Agreed Hourly Rate for doing so.
- f. If a formal court appointment of a receiver is required, Arguelles will advise the Receiver of the same and may sub-contract that work and have that separate firm bill the Receiver directly. If this happens, the Receiver will request any necessary orders from this Court for the engagement of separate counsel.

4. Arguelles shall maintain detailed and itemized records of all professional services rendered on behalf of the Receiver and any actual and necessary expenses incurred in connection with the legal services for which it may seek reimbursement.

5. Upon approval, and consistent with the manner in which the Receiver currently pays professionals, the Receiver will provide requisite fee notices to case parties on a monthly basis and, unless there is an objection, shall pay Arguelles & Company eighty percent (80%) of its fees and one hundred percent (100%) of its costs monthly. The balance of any unpaid fees will be held back and shall be paid to Arguelles & Company upon the approval of a fee application to this Court, which applications shall be filed contemporaneously with those of other professionals, including Spencer Fane LLP.

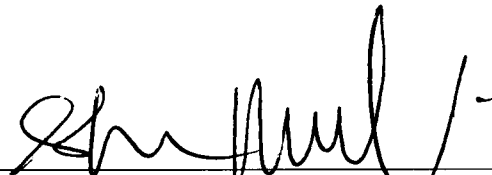
IT IS SO ORDERED.

  
JUDGE OF THE DISTRICT COURT 3/14/2023

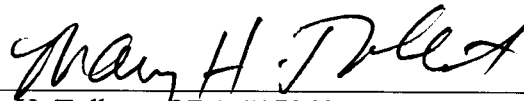
**APPROVED AS TO FORM:**



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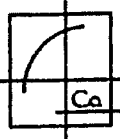
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Attorney for DDI Advisory Group, LLC  
and Richard Dale Dean



**ARGUELLES & COMPANY**  
Real Estate Attorneys

# Fee Estimate

**All prices are quoted in United States Dollars and are per title/parcel based on bulk rate for batch handling.**

**Re: Parcel (H ), Block 7, San Pedro Registration Section**

## Professional Fees

Title Search (discounted)

Escrow Services

Legal Fees

Incorporation of Cap. 250 company

First Year's Registered Agent Fee

Central Bank Permit

Good Standing Certificate, Letter of Incumbency  
and Certified Copy of Incorporation Certificate

Corporate Change subsequent to transfer

\$	200.00
\$	-
\$	1,000.00
\$	350.00
\$	150.00
\$	150.00

\$	150.00
\$	250.00

\$	2,250.00
\$	281.25

General Sales Tax (12.5%)

## Disbursements:

Stamp Duty (5%) - First US\$10,000 exempt on US\$75,000.00)

Registration Fee/Filing Fee/Cost of New Certificate

Processing Fee

2022-2023 Property Taxes (prorated)

HOA Fees (prorated)

Insurance (prorated)

Home Inspection Fee

Surveyor's Fee

Incorporation Fees, Common Seal, Local courier etc.

Filing Fees/Certified Copies - Corporate Documents

Re-Registration Fees

International Courier Charges (DHL - 2 packages)

Interdistrict Delivery/Courier Charges

(Belize City to/from Belmopan City)

Incoming & Outgoing Bank Charges

\$	3,250.00	*
\$	40.00	
\$	1,000.00	
\$	-	TBD
\$	-	TBD
\$	-	TBD
\$	-	
\$	-	
\$	400.00	
\$	132.00	
\$	112.50	
\$	196.00	

\$	100.00
\$	100.00

\$	5,330.50
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**TOTAL:**

\$	7,861.75
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**\*This is the total amount of stamp duty to be paid on the consideration above presuming the value/consideration of the property is not re-assessed for higher by the Valuation Department, Belmopan.**

**\*\*The foregoing does not include fees for company transfer documentation since Claudio did not provide any listing involving Premiere/Dean/Parish.**

**\*\*\*The foregoing does not include fees for discharging of any charge, mortgage or liens that could appear after searches.**

**EXHIBIT A**

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(Re: )